



40 DUNLUCE ROAD, BUSHMILLS



X 2



X 2



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £245,000

40 DUNLUCE ROAD, BUSHMILLS

This beautifully refurbished semi detached cottage, extensively modernised in 2023, combines traditional charm with modern convenience. Set on a generous 0.6 acre site on the outskirts of Bushmills, the property enjoys coastal views overlooking Portballintrae.

The accommodation includes a bright, open-plan kitchen with living and dining areas, a separate lounge/dining room (currently used as a third bedroom) and a modern ground floor shower room. Upstairs, there are two double bedrooms. Externally, the property benefits from an enclosed patio area, large gardens, and excellent parking.

FEATURES

- Oil fired central heating with zoned underfloor heating downstairs.
- Double glazing in uPVC frames.
- Open-plan kitchen with living & dining areas.
- Lounge/dining room (currently used as a third bedroom).
- Large garden with the full site extending to approx. 0.6 acres.
- Excellent parking for several cars.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £980.40

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

Laminate wood flooring; cloaks cupboard.

SHOWER ROOM

2.18 m x 1.59 m (7'2" x 5'3")

Tiled shower cubicle; vanity unit with wash hand basin; toilet; chrome towel radiator; extractor fan; vinyl flooring.

OPEN PLAN KITCHEN WITH LIVING & DINING AREAS

5.96 m x 4.36 m (19'7" x 14'4")

Range of fitted units; laminate work surfaces; stainless steel sink unit; fitted electric oven; electric hob with extractor unit over; plumbed for washing machine; door to the rear; laminate wood flooring and spot lighting throughout.

LOUNGE / DINING ROOM

3.36 m x 3.11 m (11'0" x 10'2")

Laminate wood flooring; spot lighting; under stair storage; open to the kitchen; currently used as a 3rd bedroom.

FIRST FLOOR

BEDROOM 1

2.40 m x 4.42 m (7'10" x 14'6")

Double bedroom to the rear; spot lighting.

BEDROOM 2

2.96 m x 4.44 m (9'9" x 14'7")

Double bedroom to the front; spot lighting.

EXTERIOR FEATURES

- Enclosed patio area to the rear.
- Garden in lawn to side and rear.
- Total site extending to approximately 0.6 acres
- Gravel driveway and parking area.
- Outside lighting and water supply.



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PHOTOS



SITEPLAN

